

Section 2: Downtown Districts And Permitted Land Uses

A. INTRODUCTION

This section provides a description of each of the Districts within Downtown Rocklin (refer to Figure 2: Downtown Districts and Boundaries). The general vision for the future of each District is described (rather than a description of existing conditions). The types of uses that are permitted, permitted subject to a conditional use permit, and prohibited within each District are also provided in Table 1, which follows the descriptions of the Districts.

B. DOWNTOWN DISTRICTS

Pacific Mixed-Use Core

The Pacific Mixed-Use Core District is the heart of Downtown Rocklin. The district contains a mix of retail, service, office, entertainment, and residential uses.

Within this District, Pacific Street functions as the “Main Street” of Downtown Rocklin. It contains four travel lanes, on-street parking, and wide sidewalks with regularly spaced street trees, pedestrian-scaled lighting, and attractive streetscape furniture.

On Pacific Street and Rocklin Road, there are a variety of multi-story mixed-use buildings built along the sidewalk edge. The buildings contain ground floor storefronts, restaurants, cafes, outdoor dining, and entertainment uses. Buildings along Railroad Avenue contain a variety of residential, office, and retail uses that support and complement the “Main Street” environment on Pacific Street.

The District contains a central plaza that is located on the northwest corner of Oak Street and Pacific Street. The plaza is designed to incorporate the steps of the Old Rocklin School House, which once stood on the site.

Building intensities, densities, and heights vary within the District. To maximize compatibility with the established residential neighborhoods, the properties on the east side of Pacific Street that are adjacent to the established residential neighborhoods are developed at a lower density

and intensity than the properties on the west side of Pacific Street (where there are fewer compatibility issues with the established residential neighborhoods).

The Rocklin Train Depot is also located in the District. The Train Depot is the City’s main public transit hub and provides opportunities for residents and workers to travel to and from Downtown Rocklin.



The above photographs depict the desired image and character of the district.

Pacific Mixed-Use North

The Pacific Mixed-Use North District contains a mix of retail, service, office, entertainment, and residential uses.

Within this District, Pacific Street functions as the “Main Street” of Downtown Rocklin. It contains four travel lanes, on-street parking, and wide sidewalks with regularly spaced street trees, pedestrian-scaled lighting, and attractive streetscape furniture.

On Pacific Street, there are a variety of multi-story mixed-use buildings built along the sidewalk edge. The building contains ground floor storefronts, restaurants, cafes, outdoor dining, and entertainment uses.

Building intensities, densities, and heights vary within the District. To maximize compatibility with the established residential neighborhoods, the properties on the east side of Pacific Street that are adjacent to the established residential neighborhoods are developed at a lower density and intensity than the properties on the west side of Pacific Street (where there are fewer compatibility issues with the established residential neighborhoods).

Buildings along Railroad Avenue contain a variety of residential, office, and retail uses that support and complement the “Main Street” environment on Pacific Street. Several properties are developed with a cottage commercial look and feel.



The photographs on this page depict the desired image and character of the districts.



Pacific Mixed-Use South

The Pacific Mixed-Use South District contains a mix of retail, service, office, entertainment, and residential uses.

Within this District, Pacific Street has four travel lanes, on-street parking, and wide sidewalks with regularly spaced street trees, pedestrian-scaled lighting, and attractive streetscape furniture. Along Pacific Street and Railroad Avenue are a variety of mixed-use buildings with residential, office, and retail uses. The uses within the District primarily support and complement the retail, service, dining, and entertainment uses within Pacific Mixed-Use Core. Most of the buildings within the District have been constructed to the sidewalk edge. However, several of the buildings east of Pacific Street have been setback from the sidewalk edge in order to preserve their sites' natural topography, mature trees, and rock outcroppings.

Building intensities, densities, and heights vary within the District. To maximize compatibility with the established residential neighborhoods, the properties on the east side of Pacific Street that are adjacent to the established residential neighborhoods are developed at a lower density and intensity than the properties on the west side of Pacific Street (where there are fewer compatibility issues with the established residential neighborhoods).

Gateway Mixed-Use Districts

The Gateway Mixed-Use Districts provide a transition between the core of Downtown Rocklin and the commercial and industrial properties outside of the Downtown. A variety of uses would be permitted within the District, including residential, office, and retail.

The Gateway Mixed-Use District that is located at the southern edge of the Downtown would also contain Deer Creek Park. This is a passive open space area that contains rock outcrops, trees, and abandoned quarry pits.



The photographs on this page depict the desired image and character of the districts.

Rocklin Road Mixed-Use North

The Rocklin Road Mixed-Use North District contains a mix of residential, office, and retail uses.

Buildings to the west of Grove Street are designed to be compatible with the adjacent residential properties in the Northeast Downtown Residential District. Uses are located in one- to two-story buildings that have a residential or cottage commercial look and feel. These buildings are setback from the sidewalk edge and have traditional building forms (such as front porches, balconies, hipped or gabled roofs, dormers, and bay windows). Front and side yards are landscaped and parking lots are located to the rear of buildings and are accessible by alleys.



Buildings to the east of Grove Street have a more commercial or mixed-use character. Buildings are located along Rocklin Road. Parking is located to the rear of the buildings. Locating the parking to the rear of the buildings helps to define the street edge and breaks the pattern of strip mall development along Rocklin Road.



Rocklin Road Mixed-Use South

The Rocklin Road Mixed-Use South District contains a mix of residential, office, dining, and retail uses. The uses compliment and support activities in the nearby Civic Center District and provide shopping and services for nearby residences.

The uses are located in two- to three-story buildings that are located along Rocklin Road and Civic Center Drive. Parking is located to the rear of the buildings in the center of the block. Locating the parking to the rear of the buildings helps to define the street edge and breaks the pattern of strip mall development along Rocklin Road. This creates a transition into the core of Downtown Rocklin.



The above photographs depict the desired image and character of the districts.

Civic Center

The Civic Center District contains a variety of civic and public uses, including City Hall, the Police Department, the Fire Station, the Finnish Temperance Hall, Memorial Park, and the existing and a new City Administration Building. The Rocklin Library could also be located within the Civic Center District. The Finnish Temperance Hall is relocated to a new location behind Memorial Park. At its new location, it functions as a visual focal point within the community.



Front Street Historic District

Front Street was once the “Main Street” of Downtown Rocklin. At its peak, Front Street was lined with a variety of two- and three-story mixed-use buildings containing storefronts, grocery stores, bars, restaurants, hotels, offices, and residential living space. Most of these historic buildings were destroyed in one of several fires that plagued Downtown Rocklin. Today, only a few older buildings remain.

The vision for the future of the Front Street Historic District is to preserve the remaining historic resources in the area and to encourage new development that reflects and emulates the historic character and image of the District. The District will contain primarily residential uses with a small portion of space dedicated to a mix of office and retail/service uses. Buildings will be constructed with traditional forms, materials, colors, and details that are compatible with the historic buildings that remain, as well as those that once stood in the District.



The above photographs depict the desired image and character of the districts.

Roundhouse Square

Roundhouse Square is an important historical and cultural District. This District once contained the Railroad Roundhouse, a semi-circular service and maintenance facility for trains crossing the Sierra Nevada Range. Before the roundhouse operations were moved to Roseville, the roundhouse was a major employer and source of revenue for Downtown Rocklin. Today, only remnants of the Roundhouse foundation remain.

The vision for the Railroad Roundhouse site is to develop a semi-circular shaped building to memorialize the roundhouse that once stood on the site. The building will contain a variety of retail, dining, and office uses. The building would encircle Roundhouse Square, a unique plaza that would contain railroad artifacts and heritage displays explaining the history of the site and the railroad industry in Rocklin.

The area to the north of the Railroad Roundhouse site could be developed with higher density residential uses (e.g., townhomes and condominiums).



Heritage Park

Heritage Park is a City park where residents and guests can gather for passive recreation, community events, and to learn about Rocklin's history and cultural heritage. The park contains the relocated St. Mary's Catholic Church, the reconstructed Rocklin Fire House, an orchard, picnic areas, and a heritage plaza. Granite rock, and railroad and quarry artifacts would also be located throughout the park and displayed as public art.



The above photographs depict the desired image and character of the districts.

Quarry Park

Quarry Park is a passive open space amenity for Downtown Rocklin. The District contains two quarry pits, which have both been transformed into major community amenities. The Big Gun Quarry functions as Downtown Rocklin's major cultural amenity. Its uses include a botanical garden, a sculptor garden, an outdoor amphitheater, performing arts venue, and/or a rock climbing park. The other quarry is filled with water and functions as a natural pond. Oak trees and natural open space surround the two quarries, creates a central park for Downtown Rocklin.

Development within the Quarry Park District is clustered to the west of the Big Gun Quarry to maximize the preservation of parkland and natural open space. Uses that could occur in the District include a hotel/convention center, restaurants, offices and retail stores, a performing arts center, and a heritage museum for the quarry industry.

Northeast Downtown Residential District

The Northeast Downtown Residential District is a traditional residential neighborhood. Its streets contain sidewalks, parkways, on-street parking, pedestrian-scaled lighting, and trees that provide a shade canopy over the street.

The District primarily contains single-family homes. Duplex and multi-plex homes that are designed to look like large single-family homes are also found in the District. Secondary dwelling units (granny or cottage units) also exist, providing affordable housing opportunities to Rocklin residents.

The new residential buildings within the Northeast Downtown Residential District are designed with traditional forms, materials, colors and details. Traditional building forms include front porches, bay windows, dormers, hipped and gabled roofs, porticos, and second-story balconies. Garages and parking areas are generally located to the rear of the homes and are accessible by rear alleys.



The above photographs depict the desired image and character of the districts.

West Downtown Residential District

The West Downtown Residential District is a traditional residential neighborhood. Its streets contain sidewalks, parkways, on-street parking, pedestrian-scaled lighting, and street trees that provide a shade canopy over the street.

The District primarily contains single-family homes. Duplex and multi-plex homes that are designed to look like large single-family homes are also found in the District. Secondary dwelling units (granny or cottage units) are also permitted in the District.

The new residential buildings within the West Downtown Residential District are designed with traditional forms, materials, colors, and details. Traditional building forms include front porches, bay windows, dormers, hipped and gabled roofs, porticos, and second-story balconies. Garages and parking areas are generally located to the rear of the homes and are accessible by rear alleys.



Southeast Downtown Residential

The Southeast Downtown Residential District is a semi-rural residential neighborhood. The streets in the District are designed with drainage swales and pedestrian paths rather than concrete curbs, gutters, and sidewalks. Fences with granite posts are built along property lines to reinforce the semi-rural character and image of the District.

The District primarily contains large-lot single-family homes. Duplex and multi-plex homes that are designed to look like large single-family homes are also found in the District. Secondary dwelling units (granny or cottage units) are also permitted in the District.

The new residential buildings within the Southeast Downtown Residential District are designed with traditional forms, materials, colors and details. Traditional building forms include front porches, bay windows, dormers, hipped and gabled roofs, porticos, and second-story balconies. Garages and parking areas are generally located to the rear of the homes and are accessible by side driveways.



The above photographs depict the desired image and character of the district.

C. LAND USE TABLE

As described in Section 2.B (Downtown Districts), a variety of compatible land uses are encouraged within the Districts of Downtown Rocklin. The City's primary goals for future land uses within Downtown Rocklin are:

- To allow a variety of compatible commercial and service uses that will contribute to an active pedestrian environment
- To allow a mix of professional offices to increase employment and daytime activity in Downtown
- To allow uses that will generate activity during evenings, nights, and weekends, including restaurants, cafes, nightclubs, and theaters
- To allow a variety of housing opportunities to add activity and vitality to the Downtown

Table 1 provides the uses that are permitted, permitted subject to a Conditional Use Permit, permitted subject to a Sidewalk Use Permit, and specifically prohibited within each district of the Downtown. A number of uses are also permitted or conditionally permitted if specific findings for the specific use can be made. The findings for these uses are found in Section 6.C. (Required Findings).

D. NON-CONFORMING USES

Within Downtown Rocklin, there are uses and structures that were lawfully established prior to the adoption of the Regulating Code. Many of these existing uses and structures would not be allowed under the terms of this Regulating Code. As such, they are nonconforming uses. The treatment of nonconforming uses and structures within Downtown Rocklin shall be regulated by Chapter 17.62 (Nonconforming Uses and Structures) of the City of Rocklin Zoning Ordinance.

Table 1 Permitted Land Uses										
Table Key: P: Use is permitted Empty Cell: Use is prohibited		C: Use is permitted subject to the provisions of a Conditional Use Permit S: Use is permitted subject to the provisions of a Sidewalk Use Permit			F: Use is only permitted or permitted subject to the provisions of a Conditional Use Permit or Sidewalk Use Permit if specific findings for the use can be made (see section 6.C)					
	Land Use District:									
Land Uses	Pacific Mixed-Use Core Pacific Mixed-Use North Pacific Mixed-Use South	Roundhouse Square	Front Street Historic District	Gateway Mixed-Use District	Rocklin Road Mixed-Use North	Rocklin Road Mixed-Use South	Civic Center	West Downtown Residential Northeast Downtown Residential Southeast Downtown Residential	Quarry Park	Heritage Park
Retail:										
Antique Store	P	P	P	P	P	P				
Art Gallery	P	P	P	P	P	P			P	
Arts and Crafts Store	P	P	P	P	P	P			P	
Auto-Parts/Accessories Store	P			P	P	P				
Bicycle/Skate Board Shops	P	P	P	P	P	P				
Book/Periodical Store	P	P	P	P	P	P			P	
Butcher/Meat Shop	P	P	P	P	P	P				
Candy Shop	P	P	P	P	P	P				
Clothing Store	P	P	P	P	P	P				
Confectionary Store	P	P	P	P	P	P				
Convenience Store	C-F	C-F	C-F	C-F	C-F	C-F				
Department Store	P	P	P	P	P	P				
Drug Store/Pharmacy	P	P	P	P	P	P				
Electronic/Computer Store	P			P	P	P				
Flower Shop/Florist	P	P	P	P	P	P				
Furniture Store	P	P	P	P	P	P				
General Merchandise Store	P	P	P	P	P	P				
Gift Shop	P	P	P	P	P	P				
Grocery Store	C-F	C-F	C-F	C-F	C-F	C-F				
Hardware Store	P	P	P	P	P	P				
Hobby Shop	P	P	P	P	P	P				
Home Improvement/Repair Store Without Outside Storage (flooring, plumbing, windows, paint, etc):	P	P	P	P	P	P				
Household Appliance Store	P	P	P	P	P	P				
Jewelry Store	P	P	P	P	P	P				
Liquor Store	C-F	C-F	C-F	C-F	C-F	C-F				
Music Store	P	P	P	P	P	P				
Newsstand (indoor)	P	P	P	P	P	P				
Outdoor/Sidewalk Sale (adjacent to an indoor store)	C-S	C-S	C-S	C-S	C-S	C-S				
Outdoor/Sidewalk Vendor (independent of an indoor store)	C-S	C-S	C-S	C-S	C-S	C-S				
Pet Shop	P	P	P	P	P	P				
Plant Nursery Without Outside Storage				C	C	C				
Second-hand goods store	P	P	P	P	P	P				
Temporary Sidewalk Sale	S-F	S-F	S-F	S-F	S-F	S-F				
Sporting Goods Store	P	P	P	P	P	P				
Stationary Store	P	P	P	P	P	P				
Tobacco Shop	C-F	C-F	C-F	C-F		C-F				
Toy Store	P	P	P	P	P	P				
Video Store (Sales and Rentals)	P	P	P	P	P	P				

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Personal Services:										
Alterations/Tailoring	P	P	P	P	P	P				
Astrology/Palm Reading and Related practices	P	P	P	P	P	P				
Automated Teller Machine (ATM)	P	P	P	P	P	P	P		P	
Bank, Savings and Loan, Credit Union	P	P	P	P	P	P				
Barber Shop/Beauty Shop	P	P	P	P	P	P				
Copy/Mail Center	P	P	P	P	P	P				
Dance Studio	P	P	P	P	P	P				
Day Care Center	C	C	C	C	C	C				
Dry Cleaners	P	P	P	P	P	P				
Exercise or Athletic Club; Yoga, Pilates, or aerobic studio, or rock-climbing gym	P	P	P	P	P	P				
Laundromat	P	P	P	P	P	P				
Locksmith	P	P	P	P	P	P				
Massage Parlor	C	C	C	C	C	C				
Pet Grooming	P	P	P	P	P	P				
Photography Studio/Shop	P	P	P	P	P	P				
Salon/Day Spa/Tanning	P	P	P	P	P	P			C	
Shoe Repair	P	P	P	P	P	P				
Travel Agency	P	P	P	P	P	P				
Eating/Drinking										
Bakery/Donut/Bagel Shop	P	P	P	P	P	P			P	
Bar	P-F	P-F	P-F	P-F	P-F	P-F			P-F	
Café/Coffee Shop	P	P	P	P	P	P			P	
Catering Services	P	P	P	P	P	P			P	
Deli	P	P	P	P	P	P			P	
Restaurants with Drive-Thus										
Franchise Fast Food Restaurant ¹	C-F			P-F	C-F	C-F				
Franchise Sit-Down Restaurant ²	P	P	P	P	P	P				
Non-Franchise Fast Food Restaurant ¹	P-F	P-F	P-F	P-F	P-F	P-F			C-F	
Non-Franchise Sit-Down Restaurant ²	P	P	P	P	P	P			P	
Sidewalk Dining	P-S-F	P-S-F	P-S-F	P-S-F	P-S-F	P-S-F	P-S-F			
Sidewalk/Outdoor Food Vendor	C-S	C-S	C-S	C-S	C-S	C-S	C-S		C-S-F	C-S-F
Soda Fountain/Ice Cream Parlor	P	P	P	P	P	P			P	
Wine Shop with Tasting	C-F	C-F	C-F	C-F	C-F	C-F			C-F	

¹ Franchise: a business established or operated under an authorization to sell or distribute a company's goods or services in a particular area or location.

² Non-Franchise: a business that is independently owned and operated and is not connected with a franchise.

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Hospitality										
Hotel	C-F	C-F	C-F	C-F	C-F	C-F			C-F	
Motel				C-F	C-F	C-F			C-F	
Bed and Breakfast		C	C		C	C			C	
Professional Office										
Advertising Agencies	P	P	P	P	P	P				
Architecture and Engineering Offices	P	P	P	P	P	P				
Consultant Businesses	P	P	P	P	P	P				
Employment Agencies	P	P	P	P	P	P				
Finance, Accounting, and Insurance Offices	P	P	P	P	P	P				
Interior Decorating	P	P	P	P	P	P				
Lawyer/Attorney Offices	P	P	P	P	P	P				
Mortgage/Real Estate Offices	P	P	P	P	P	P				
Recording Studios	P	P	P	P	P	P				
Medical Office										
Medical and Dental Offices,	P	P	P	P	P	P				
Medical Clinics and Laboratories	P	P	P	P	P	P				
Veterinary Clinic/Animal Hospital	C		C	P	P	P				
Public/Civic:										
Botanical/Art Gardens									P	P
Cellular Towers/Equipment Facilities	C	C	C	C	C	C				
Community Center	C	C	C	C	C	C	P	C	C	C
Convention Center	C	C					P		C	
Fire/Paramedic Station							P			
Hospital										
Library	C	C	C	C	C	C	P			
Multi-Modal Transportation Facility	P	C	C	C	C	C	P		C	
Museum	P	P	P	P	P	P	P		P	C
Outdoor Parks/Recreation	P	P	P	P	P	P	P	P	P	P
Police Station							P			
Public Buildings/Offices	C						P		C	
Public Utility Facilities	C	C	C	C	C	C	C	C	C	C
Public Utility Lines	P	P	P	P	P	P	P	P	P	P
Recreation Center	C	C	C	C	C	C	P	C	C	C
School, college and university	C	C	C	C	C	C				
School, private elementary and secondary	C	C	C	C	C	C		C		
School, specialized education and training	C	C	C	C	C	C		C		
Tourist Information Centers	P	P	P	P	P	P	P		P	P
Tutoring Center	P	P	P	P	P	P				

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Land Uses	Land Use District:									
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Entertainment:										
Arcades	P			P	P	P				
Bowling Alley	C			C	C	C				
Comedy Club	P	P	P	P	P	P				
Concert Hall (indoor)	C	C	C	C	C	C	C		C	
Golf Course/Driving Range										
Indoor Skating Rink	C			C	C	C				
Karaoke Lounge	C	C	C	C	C	C				
Live Music/Performances (Indoors or outdoors)	C	C	C	C	C	C			P	
Miniature Golf										
Movie Theater	C	C	C	C	C	C			C	
Nightclub (Dance Club)	C	C	C	C	C	C			C	
Sidewalk Performer/Entertainer/Musician	S-F	S-F	S-F	S-F	S-F	S-F	S-F		S-F	S-F
Smoking lounge	C-F	C-F	C-F	C-F	C-F	C-F				
Theater (Performing Arts)	C	C	C	C	C	C			C	
Automobile Sales/Services:										
Automotive Dealership (new and used) Within a Showroom (outside auto sales are prohibited)				C						
Residential:										
Single-Family Residential (Attached)	P	P	P	P	P	P		P		
Single-Family Residential (Detached)			P		P	P		P		
Multi-Family Residential (Attached)	P	P	P	P	P	P		C		
Secondary Dwelling Unit (Granny Unit)			P		P	P		P		
Live/Work Units	P-F	P-F	P-F	P-F	P-F	P-F				
Artist Lofts/Studios	P-F	P-F	P-F	P-F	P-F	P-F		C-F		
Other:										
A use is substantially similar to other uses permitted in the District, as determined by the Community Development Director	P	P	P	P	P	P	P	P	P	P
A Use that is substantially similar to other uses that are permitted in the District subject to the provisions of a Conditional Use Permit, as determined by the Community Development Director	C	C	C	C	C	C	C	C	C	C